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Inst # 1996-40075

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHN C. BRAGAN
267 CAMBRIAN RIDGE
PELHAM, ALABAMA 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FIVE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$85,900.00) DOLLARS to the undersigned grantor, B & S LAND DEVELOPMENT, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JOHN C. BRAGAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 21-A, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE TOWNHOMES, AS RECORDED IN MAP BOOK 21 PAGE 8 IN THE PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997..
2. Building setback line of irregular feet reserved from Cambrian Ridge Trail as shown by plat.
3. Restrictions, covenants and conditions as set out instrument(s) recorded in Inst. #1996-13968 in the Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127 page 375 in Probate Office.
5. Restrictions, limitations and conditions as set out in Map Book 21 Page 8.
6. Mineral and mining rights being assessed by Ruth Purvis Worrell.

\$81,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

12/05/1996-40075
02:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.50

IN WITNESS WHEREOF, the said GRANTOR, B & S LAND DEVELOPMENT, INC., by its PRESIDENT, ALVA BATTLE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of November, 1996.

B & S LAND DEVELOPMENT, INC.

By: Alva Battle
ALVA BATTLE, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 27th day of November, 1996

Alva Battle
Notary Public

My commission expires: 5-20-00

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